

BOARD OF APPEAL REFERRALS

November 18, 1982

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783 Blue Hill Avenue, Mattapan
24. Z-5916 Boston Property Managers, Inc. - Robert P. Wood, Treasurer
549a East Fourth Street, South Boston
25. Z-5926 George Demeter
174 Newbury Street, Boston

MEMORANDUM

November 18, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Resubmission

Hearing: 11/16/82 -

Z-5867

Lawrence I. Galer
 94-96 Hemenway Street, Boston
 at Westland Avenue

3½-story structure

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

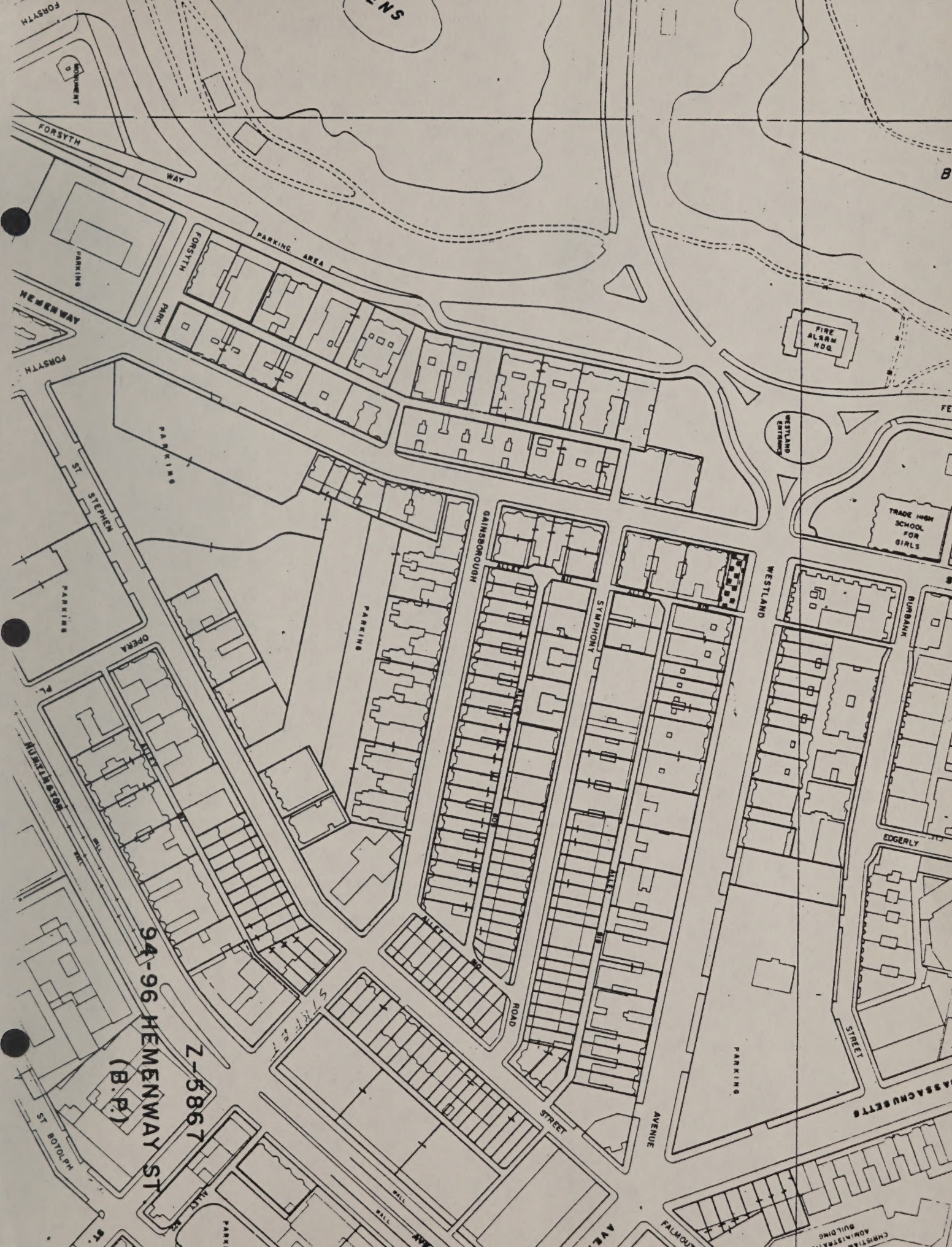
Purpose: three video games in laundromat.

Violation(s):

Video games are forbidden in an H-3 district.

Petitioner has current license for two video games in laundromat. Facility is supervised and games have been operated without complaint. Recommend approval with proviso.

VOTED: In reference to petition Z-5867, Lawrence I. Galer, 94-96 Hemenway Street, Boston, for a forbidden use to install three video games in existing store in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided laundromat is supervised at all times. Petitioner has current license for two video games in laundromat. Facility is supervised and games have been operated without complaint.



94-96 HEMENWAY ST

(B.P.)

Z-5867

Board of Appeal Referrals 11/18/82

Hearing: 11/16/82

Z-5873

Joseph D. Cocuzzo

12 Priscilla Road, Brighton

near Chestnut Hill Avenue

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families which does not meet lot area and open space requirements is forbidden use.

Lot area, width, frontage, and open space are insufficient.

Number of stories is excessive.

Condition existing. No significant impact on residential street.
Recommend approval.

VOTED: In reference to petition Z-5873, Joseph D. Cocuzzo, 12 Priscilla Road, Brighton, for a forbidden use and five variances to legalize occupancy as three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Condition existing. No significant impact on residential street.



12 PRISCILLA RD.
BR 1
25873

Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5879

Harbridge House, Inc.
10-11 Arlington Street, Boston
near Marlborough Street

Five-story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from consulting offices to professional consulting services and/or professional office use; amend previous Board of Appeal proviso.

Violation(s):

Alter conditions of prior variance.

Professional offices are forbidden in residential district.

Professional uses are consistent with immediate area. No exterior changes.
Recommend approval.

VOTED: In reference to petition Z-5879, brought by Harbridge House, Inc., 10-11 Arlington Street, Boston, for a forbidden use for change of occupancy from consulting offices to professional consulting services and/or professional office use and amend previous Board of Appeal proviso in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Professional uses are consistent with immediate area. No exterior changes.



Z-5879
10-11 ARLINGTON ST.
(B.P.)

Board of Appeal Referrals 11/18/82

Hearing: 11/30/82

Z-5880
Freedom Association, Inc.
653 Walk Hill Street, Mattapan
near Fottler Road

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

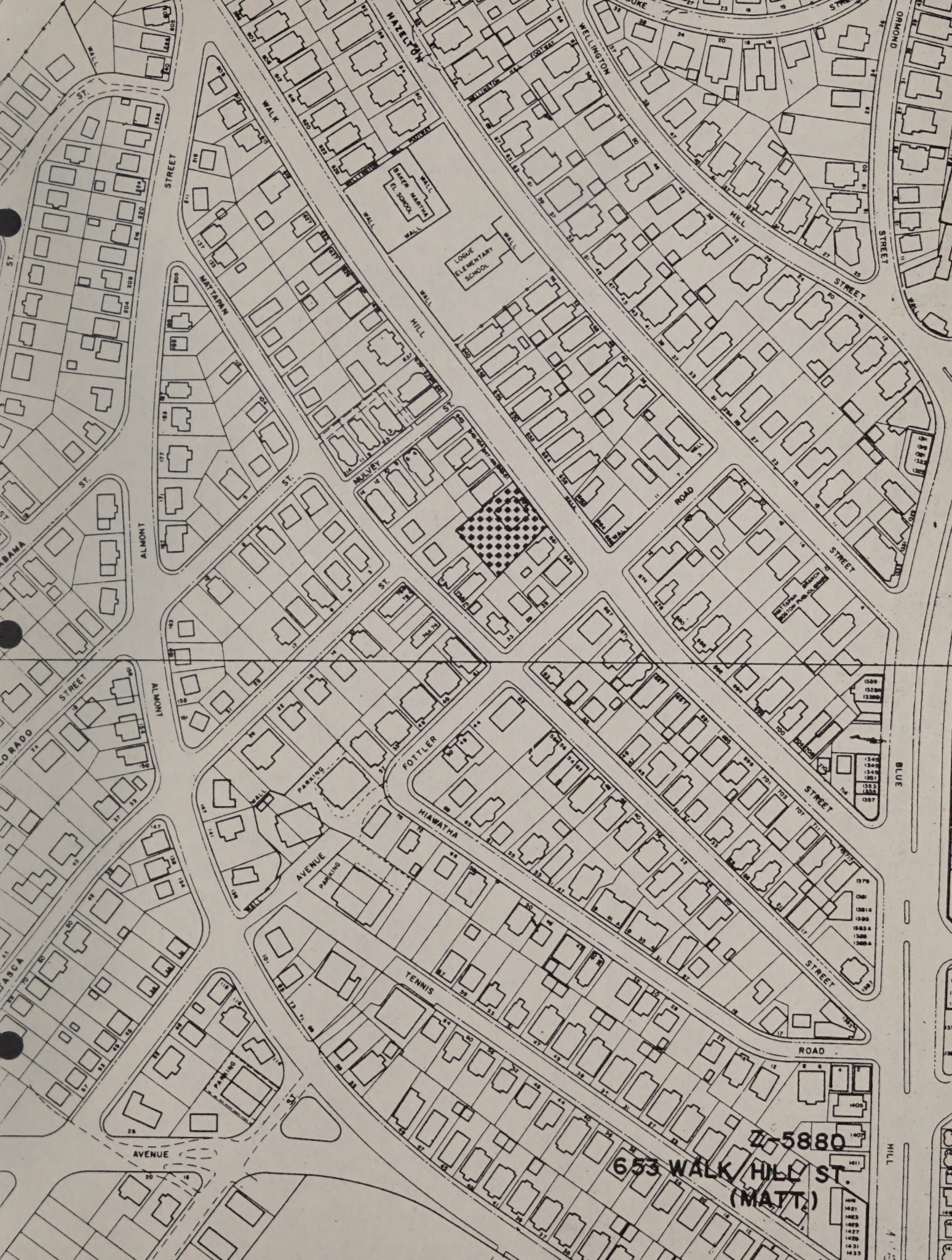
Purpose: change occupancy from home for aged persons to group day care center

Violation(s):

Day care center is conditional use.

Site is vacant building in middle of residential street. Residents have expressed opposition to proposed day care center use. Recommend denial.

VOTED: In reference to petition Z-5880, Freedom Association, Inc., 653 Walk Hill Street, Mattapan, for a conditional use for change of occupancy from home for aged persons to group day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Site is vacant building in middle of residential street. Residents have expressed opposition to day care center use.



Z-5880

653 WALK HILL ST.
(MATT.)

Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5881

John A. Jenkins

215-217 North Harvard Street, Allston
near Western Avenue

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect dormer addition to two-family dwelling.

Violation(s):

Floor area ratio is excessive.

Side yard is insufficient.

Bedroom-bath dormer addition will not adversely impact the immediate residential-commercial neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-5881, John A. Jenkins, 215-217 North Harvard Street, Allston, for two variances to erect dormer addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



215-17 N HARVARD ST
(ALESTON)
2-5881

Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5882

Seenauth and Shyam Baldeo, Trustees
191 Bowdoin Street, Dorchester
at Topliff Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from gas service station to gas service station and auto repair.

Violation(s):

Repair shop garage is conditional use.

Auto service and gas station have existed at site since 1940. Proposal would be compatible with commercial uses along Bowdoin Street. No neighborhood response. Recommend approval.

VOTED: In reference to petition Z-5882, Seenauth and Shyam Baldeo, 191 Bowdoin Street, Dorchester, for a conditional use for change of occupancy from gas service station to gas service station and auto repair shop in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Auto service and gas station have existed at site since 1940. Proposal is compatible with commercial uses along Bowdoin Street.



2-5882
191 BOWDOIN ST
(DOR)

Board of Appeal Referrals 11/18/82

Hearing: 11/30/82

Z-5885

Anthony Swain and Susan Rudd
1a Acorn Street, Boston
at Willow Street

Four-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to two-unit apartment structure.

Violation(s):

Rear yard is insufficient.

Addition of conservatory (10' x 13') to be constructed on roof of kitchen ell at third floor will be used only to house plants. Yard violation technical. No adverse impact. Recommend approval.

VOTED: In reference to petition Z-5885, Anthony Swain and Susan Rudd, 1a Acorn Street, Boston, for a variance to erect a one-story addition in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Addition to be constructed on kitchen ell at third floor will be used only to house plants. Yard violation technical. No adverse impact.



Z-5885

1A ACORN ST
(B.P.)

Board of Appeal Referrals 11/18/82

Hearing: 11/30/82

Z-5886

Frank Spadaro

393-393a Meridian Street, East Boston
near White Street

Four-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from three-family dwelling and store to four-family.

Violation(s):

Dwelling converted for more families which does not meet the lot area and open space requirements is forbidden use.

Lot area and open space are insufficient.

Exterior work completed. Conversion is consistent with predominantly multi-family residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-5886, Frank Spadaro, 393-393a Meridian Street, East Boston, for a forbidden use and two variances for change of occupancy from three-family dwelling and store to four-family dwelling in an apartment (H-1) district, the Boston Revelopment Authority recommends approval. Exterior work completed. Conversion consistent with predominantly multi-family residential neighborhood.

Z-5886

393-393A MERIDIAN ST.
(E.B.)



Board of Appeal Referrals 11/18/82

Hearing: 11/30/82

Z-5888
Anthony's Pier 4, Inc.
28-52 Northern Avenue, Boston
near Sleeper Street

Parking lot

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront <u>W-2</u>
	single family_____		manufacturing_____

Purpose: use premises - open air parking of 1031 vehicles for fee.

Violation(s):

Parking lot is conditional use.

Petition will legalize existing condition. Recommend approval with provisos.

VOTED: In reference to petition Z-5888, Anthony's Pier 4, Inc., 28-52 Northern Avenue, Boston, for a conditional use to use premises for open air parking of 1031 vehicles for fee in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that use be limited to two years; that appropriate fencing and landscaping be provided; that site development plan be submitted to the Authority; that unpaved surface area be paved and entire parking lot have lines delineating each space; and that surface run-off oil pollution catch basins be installed to protect water quality.

Z-5888

28-52 NORTHERN AVE.

(B.P.)



Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5889
The Salvation Army
407-409 Shawmut Avenue, Boston
at West Brookline Street

Five-story structure

District(s): apartment H-2 general business industrial
residential local business waterfront
single family manufacturing

Purpose: change occupancy from lodging house (57 lodgers) and office
to lodging house (92 lodgers) and administration office.

Violation(s):

Increase of conditional use.

Proposal will allow petitioner to modernize facilities and improve accommodations. Alcoholic treatment and transient housing programs have been successfully operated at center. No community opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-5889, The Salvation Army, 407-409 Shawmut Avenue, Boston, for a conditional use for change of occupancy from lodging house (57 lodgers) and office to lodging house (92 lodgers) and accessory administration office in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

407-409 SHAWMUT AVE

(३६)

Board of Appeal Referrals 11/18/82

Hearing: 11/30/82

Z-5892
Allan R. Miller
438 River Street, Mattapan
at Riverbank Place

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from day care center and offices to two apartments and three day care centers (total 96 children).

Violation(s):

Day care center is conditional use.

Lot area is insufficient.

Head Start day care program for 60 children is existing. Two additional facilities will accommodate 21 and 15 children respectively. Age of children approximately three years or over. Recommend approval with proviso.

VOTED: In reference to petition Z-5892, Allan R. Miller, 438 River Street, Mattapan, for a conditional use and variance for change of occupancy from day care center and offices to two apartments and three day care centers in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided day care facilities comply with regulations of State Office of Children and Social Services Department.



Z-5892
438 RIVER ST.
(MATT.)

Board of Appeal Referrals 11/18/82

Hearing: 11/16/82

Z-5897

Elizabeth Celata, Trustee
3 Auburn Street, Charlestown
near Main Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u>L-1</u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: legalize occupancy - four apartments.

Violation(s):

Dwelling converted for more families which does not meet lot area and open space requirements is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

No record of legal occupancy. Proposal as submitted is excessive and inconsistent with neighborhood density. Three units would be acceptable.
Recommend approval with proviso.

VOTED: In reference to petition Z-5897, Elizabeth Celata, 3 Auburn Street, Charlestown, for a forbidden use and three variances to legalize occupancy as four apartments in residential (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval provided occupancy is limited to three units. Proposal as submitted is inconsistent with neighborhood density.



E.B. JOHN J. DOHERTY
PLAYGROUND

BUNKER
HILL

HILL

MEAD ST

RUSSELL

STREET

PLAYGROUND

PLAYGROUND

MEAD

EDEN

HANCOCK
SQUARE

MILL STREET

STREET

TIBBETTS

TOWN

SOUTH

EDEN

LINCOLN

PROVINGHAM

AVENUE

DUNSTABLE

STACEY

PHIPPS STREET

SHUTLEFF COURT

2-5897

3 AUBURN ST
(CHSM)

LOADING SLAT

Board of Appeal Referrals 11/18/82

Hearing: 11/16/82

Z-5898

Jody Luongo

853 East Third Street, South Boston
near Farragut Road

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story addition to three-family dwelling.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Rear family room addition is existing. No adverse effect on abutting properties. Rear yard of approximately thirty feet remaining. Recommend approval.

VOTED: In reference to petition Z-5898, Jody Luongo, 853 East Third Street, South Boston, for two variances to erect a one-story addition to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Rear family room addition is existing. No adverse effect on abutting properties. Rear yard of approximately thirty feet remaining.

DENIED



Z-5898
853 EAST THIRD ST.
(S.B.)

Board of Appeal Referrals 11/18/82

Hearing: 11/16/82

Z-5900

John P. Giuggio

314-316 Chelsea Street, East Boston
at Putnam Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from nine apartments and store to
nine apartments and restaurant.

Violation(s):

Change in nonconforming use.

Pizza parlor would occupy a store which has been vacant approximately
one year. Use is consistent with local business-residential neighborhood.
Recommend approval.

VOTED: In reference to petition Z-5900, John P. Giuggio,
314-316 Chelsea Street, East Boston, for a change
in nonconforming use for change of occupancy from
nine apartments and store to nine apartments and
restaurant in an apartment (H-1) district, the
Boston Redevelopment Authority recommends approval.
Pizza parlor would occupy a store which has been
vacant approximately one year. Use is consistent
with local business-residential neighborhood.



1314 - 316 CHELSEA
(B.P.)

Z-5900

Board of Appeal Referrals 11/18/82

Hearing: 11/16/82

Z-5901
Salvatore Tecce
9 North Margin Street, Boston
at Wiget Street

One-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from storage of fruits to retail store and food processing.

Violation(s):

Change in nonconforming use.

Petitioner intends to import foods, process and package primarily for sale to Tecce's restaurant. Retail sales would be incidental. Use would improve property. Recommend approval.

VOTED: In reference to petition Z-5901, Salvatore Tecce, 9 North Margin Street, Boston, for a change in nonconforming use for change of occupancy from storage of fruits to retail store and food processing in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Petitioner intends to import foods, process and package primarily for sale to Tecce's restaurant. Retail sales would be incidental. Use would improve property.



Z-5901
9 NORTH MARGIN ST
(B.P.)

Board of Appeal Referrals 11/18/82

Hearing: 11/30/82

Z-5902

Maureen Fritch

35 G Street, South Boston
near Silver Street

2½-story structure

District(s): apartment H-1-50
residential _____
single family _____general business _____
local business _____industrial _____
waterfront _____
manufacturing _____

Purpose: legalize dormer addition.

Violation(s):

Floor area ratio is excessive.

Existing condition does not have a significant impact on residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-5902, Maureen Fritch, 35 G Street, South Boston, for a variance to legalize dormer addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition does not have a significant impact on residential neighborhood.



Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5905-5906
Mary Kleinsmith
47 Burroughs Street and 1-3 Regent Circle,
Jamaica Plain

2½-story structures

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: subdivide.

Violation(s):

Lot area, lot width, lot frontage, side yard, and rear yard are insufficient.

Floor area ratio is excessive.

Subdivision of two-family dwellings in this residential neighborhood will not have any adverse impact. Violations are technical. Recommend approval.

VOTED: In reference to petitions Z-5905-5906, Mary Kleinsmith, 47 Burroughs Street and 1-3 Regent Circle, Jamaica Plain, for ten variances to subdivide in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Subdivision will not adversely affect residential neighborhood.

JAMAICA
POND



Z-5905-06
47 BURROUGHS ST.
1-3 REGENT CIRCLE
J.R.

Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5907
Neal Zais
53-56 Commercial Wharf, Boston
near Atlantic Avenue

Five-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: erect deck and shed dormer additions.

Violation(s):

Multifamily dwelling is conditional use.

Per a rehabilitation agreement May 10, 1974, the Authority approved plans indicating the external treatment of this historic building in the Waterfront Urban Renewal Project Area. Current proposal to allow a sixth floor dormer addition on the north facade is contrary to Authority-approved plans and would create a precedent for other condominium owners located on the top floor of the building.. Recommend denial.

VOTED: In reference to petition Z-5907, Neal Zais, 53-56 Commercial Wharf, Boston, for a conditional use to erect deck and shed dormer additions to apartment structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Per a rehabilitation agreement May 10, 1974, the Authority approved plans indicating the external treatment of this historic building in the Waterfront Urban Renewal Project Area. Current proposal to allow a sixth-floor dormer addition on the north facade is contrary to Authority-approved plans and would create a precedent for other condominium owners located on the top floor of the building.



Board of Appeal Referrals 11/18/82

Hearing: 11/30/82

Z-5909

Robert MacKay

301-303 Cambridge Street, Boston

near North Grove Street

Four-story structure

District(s): apartment H-4 general business industrial
residential local business waterfront
single family manufacturing

Purpose: change occupancy from four apartments and store to four apartments
and tanning center.

Violation(s):

Recreational or social center conducted for profit is
forbidden use.

Proposed facility, comparable to a beauty parlor, is compatible with
institutional-commercial area. Recommend approval.

VOTED: In reference to petition Z-5909, Robert MacKay,
301-303 Cambridge Street, Boston, for a forbidden
use for change of occupancy from four apartments
and store to four apartments and tanning center
in an apartment (H-4) district, the Boston
Redevelopment Authority recommends approval.
Facility is compatible with institutional-
commercial area.

Z-5909

301-303 CAMBRIDGE ST.
(B.P.)

CITY OF CAMBRIDGE
OF BOSTON
RIVER

CHARLES

LONGFELLOW
BAY
BRIDGE

TRANSIT
AUTHORITY

CHARLES RIVER STA

CIRCLE
ST.

AR ST.
NDALL
PLACE

GROVE

THOMAS

PARKING
GARAGE

CAMBRIDGE

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CHARLES

BUFFOLK
COUNTY
JAIL

MASSACHUSETTS
GENERAL
HOSPITAL

STACK

W/C

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W/C

CHARLESBANK

PLAYGROUND

STREET

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ROOF PARKING

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Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5910

McDonald's Corporation

728 American Legion Highway, Roslindale
near Mt. Hope Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story addition to restaurant.

Violation(s):

Extension of pre-existing conditional use.

Addition (22' x 24') will provide storage room and cashier's booth at rear of existing restaurant facility. No adverse impact on commercial area.
Recommend approval.

VOTED: In reference to petition Z-5910, McDonald's Corporation, 728 American Legion Highway, Roslindale, for a conditional use to erect a one-story addition to a restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Rear extension, storage room and cashier's booth, will not have an adverse impact on the commercial area.



Z-5910,
728 AMERICAN LEGION HWY.
(ROS.)

Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5912
Maria Touliopoulos
1471 Centre Street, Roslindale
near Colby Road

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two shed dormers to three-family dwelling.

Violation(s):

Extension of a nonconforming use.

Floor area ratio is excessive.

No neighborhood opposition to construction of the dormers for family room and bedroom space. Recommend approval with proviso.

VOTED: In reference to petition Z-5912, Maria Touliopoulos, 1471 Centre Street, Roslindale, for extension of a nonconforming use and variance to erect two shed dormers to a three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



1471 CENTRE ST
Z-5912
(ROS.)

Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5913

Mobil Oil Corporation
1284-1300 Massachusetts Avenue, Dorchester
at Edward Everett Square

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1 _____

Purpose: increase gasoline storage from 13,000 to 20,000 gallons.

Violation(s):

Storage of more than 15,000 gallons of flammable liquids is forbidden use.

Front yard is insufficient.

Three new fiberglass tanks will replace obsolete facilities. Columbia Savin Hill Association expressed concern about self-service. However, petitioner has indicated station will remain full service. Recommend approval with proviso.

VOTED: In reference to petition Z-5913, Mobil Oil Corporation, 1284-1300 Massachusetts Avenue, Dorchester, for a forbidden use and two variances to increase gasoline storage from 13,000 to 20,000 gallons in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided that there be no self service and facility complies with Board of Appeal guidelines for gas service stations.



Board of Appeal Referrals 11/18/82

Hearing: 11/23/82

Z-5914

Mobil Oil Corporation
783 Blue Hill Avenue, Mattapan
at American Legion Highway

Gas service station

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: install new underground gasoline storage tanks; erect canopy.

Violation(s):

Extension of a nonconforming use.

Front yard is insufficient.

Obsolete tanks will be replaced by new fiberglass tanks; no increase in capacity; no neighborhood opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-5914, Mobil Oil Corporation, 783 Blue Hill Avenue, Mattapan, for extension of a nonconforming use and variance to install new underground gasoline storage tanks in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations.



Z-5914

783 BLUE HILL AVE

(MATT)

Board of Appeal Referrals 11/18/82

Hearing: 11/30/82

Z-5916
Boston Property Managers, Inc.
Robert P. Wood, Treasurer
549a East Fourth Street, South Boston
near H Street

2½-story structure

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling to four apartments.

Violation(s):

Dwelling converted for more families which does not meet lot
area requirements is forbidden use.

Lot area is insufficient.

Additional unit is existing and consistent with multifamily neighborhood;
no adverse impact. Recommend approval.

VOTED: In reference to petition Z-5916, Boston Property
Managers, Inc., 549a East Fourth Street, South
Boston, for a forbidden use and variance for
change of occupancy from three-family dwelling
to four apartments in an apartment (H-1-50) dis-
trict, the Boston Redevelopment Authority
recommends approval. Additional unit is exist-
ing, with no adverse impact.



EAST

BROADWAY

ST. GEORGE
ALBANIAN
ORTHODOX
CATHEDRAL

SOUTH BOSTON
MUNICIPAL
BUILDING

NEW ENGLAND
TELEPHONE
COMPANY

GATE
OF
HEAVEN
EL. B.
HIGH
SCHOOL
(R.C.)

GATE
OF
HEAVEN
CHURCH
(R.C.)

THOMAS N.
HART
GRAMMER
SCHOOL

BENJAMIN
DEAN
SCHOOL

SOUTH BOSTON
HIGH SCHOOL

COLEBROOK
STREET

EAST

SEVENTH
ST.

EAST
EIGHTH

MASS. 2-30

549 (A)

WM. J.
FOLEY, SR.
APTS.

BOSTON HOUSING
AUTHORITY

Z-5916
EAST FOURTH ST.
(S.B.)

ROAD

COLUMBIA

Board of Appeal Referrals 11/18/82

Hearing: 11/30/82

Z-5926
George Demeter
174 Newbury Street, Boston
near Exeter Street

Four-story structure

District(s): apartment _____ general business B-3-65 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect three awnings over second-floor windows.

Violation(s):

Sign not allowed above second-floor window.

Structure accommodates six apartments and two stores. Awnings will contain lettering on center. Back Bay Architectural Commission has granted Certificate of Appropriateness. Recommend approval.

VOTED: In reference to petition Z-5926, George Demeter, 174 Newbury Street, Boston, for a conditional use to erect three awnings over second-floor windows in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Back Bay Architectural Commission has granted Certificate of Appropriateness.



174 NEWBURY ST. (B.P.)
Z-5926
CITY OF BOSTON
CITY OF ROCHESTER
ST. JAMES
JOHN HANCOCK
BRIAN
LIFE

